

**MINUTES**  
**YORK COUNTY PLANNING COMMISSION**

Regular Meeting  
York Hall  
May 9, 2001  
7:00 PM

**MEMBERS**

Spencer W. Semmes, Chair  
Andrew A. Simasek, Vice Chair  
Robert E. Beil, Jr.  
Robert D. Heavner  
Michael H. Hendricks  
Thomas G. Shepperd  
Ann F. White

**CALL TO ORDER**

Chair Spencer Semmes called the meeting to order at 7:00 p.m. All of the members were present. Staff members present were J. Mark Carter, James E. Barnett, Jr., Timothy C. Cross, and Michael S. King.

**APPROVAL OF MINUTES**

Mr. Beil moved to adopt the minutes of the special meeting of March 21, 2001, and the motion passed 7:0. Ms. White moved the adoption of the minutes of the regular meeting April 11, 2001, and they were adopted 7:0. Ms. White moved to adopt the special meeting minutes of April 25, 2001 and they were adopted 7:0.

**REMARKS BY THE CHAIR**

The Chair welcomed visitors and explained the legal mandate of the Planning Commission, its composition of citizen volunteers, and its mission as an advisory body to the Board of Supervisors for all land use issues.

**CITIZEN COMMENTS**

There were no citizen comments.

**PUBLIC HEARING**

**Application No. CP-7-01, York County Planning Commission:** Request to amend Charting the Course to 2015: The County of York Comprehensive Plan, for consistency with the Chesapeake Bay Preservation Act. Proposed amendments pertain to water quality and groundwater contamination (including underground storage tanks), shoreline access, shoreline and stream bank erosion, and appropriate density of docks and piers.

Mr. Tim Cross made a slide presentation that included a summary of the staff memorandum to the Commission dated May 2, 2001. Mr. Cross noted that none of the proposed Comprehensive Plan

amendments reflects any significant policy changes, with one possible exception, which is a proposal to require existing households to connect to public water in the event of private well failure. He added that the remainder of the document provides increased detail and recommendations for implementation. He stated that both the Zoning and Subdivision Ordinances are already consistent with the Chesapeake Bay Preservation Act. (A copy of Mr. Cross's slide presentation is attached to the minutes of record.)

Mr. Cross noted one item for the Commission's consideration. Proposed Environmental Strategy 2.4 on page 11 of proposed Resolution PC01-18 refers to providing a "meaningful Bay or stream outdoor experience, such as a field trip" for each public school student beginning with the class of 2005. Mr. Cross stated that representatives of the School Division have expressed concern about this item, which would add to an instruction schedule that, according to school officials, is already full.

Mr. Cross expressed appreciation to Anna Drake of the Department of Environmental and Development Services for her researching and writing this report. He also thanked Joe Sisler of the same Department and noted that Mr. Sisler was available to answer questions.

Chair Semmes opened the public hearing. Hearing no one, he closed the public hearing.

Mr. Semmes asked if there is a timetable for adopting a Stormwater Management Ordinance, as proposed in the draft amendments. Mr. Sisler said it is targeted for completion by December 2001.

Mr. Semmes asked if increased strategies will be required for homeowners associations' maintenance of their retention and detention ponds. Mr. Cross said there are no additional maintenance requirements in the Comprehensive Plan amendments, other than a proposed re-inspection program. Mr. Sisler agreed that the Comprehensive Plan will not require such changes but future monitoring of BMPs as part of the EPA's NPDES Phase II program will require more maintenance inspections by EDS staff. In answer to Mr. Hendricks, Mr. Sisler said that more resources will be needed to implement the maintenance inspections and the Board will determine how they are funded.

Mrs. White suggested revising the language proposed in Environmental Strategy 2.4, referenced above, to "...encourage a meaningful Bay or outdoor experience." Following brief discussion it was agreed to leave it as it is proposed by staff.

Mr. Hendricks moved adoption of proposed Resolution PC01-18 to recommend approval. It was passed by a roll call vote of 7:0.

## **NEW BUSINESS**

### **VDOT Six Year Road Construction Program for FY2001-02 to FY2006-07**

Mr. Carter reported that the Board of Supervisors will have an opportunity in June or July to make known the County's priorities with respect to road construction projects within the Interstate, Primary, and Urban systems. The staff recommends no changes from the plan adopted last year by VDOT and proposes endorsement by the Commission. The Commission, by consensus, endorsed the proposed VDOT Six Year Road Construction Program for FY2001-02 to FY2006-07.

## **STAFF REPORTS**

### **Recent Actions of the Board of Supervisors**

Mr. Carter reported on Board actions since the last Commission meeting.

### **Application ZT-56-01, Marinas**

Mr. Carter advised that the citizens' committee will meet May 10 and 16. He provided a recent draft of the text amendment based on the last Commission work session, May 2, 2001.

### **Accessory Apartments**

Mr. Carter referred to a report on accessory apartments, as requested by the Commission, prepared by Michael King and dated May 9, 2001.

### **Yorktown Design Guidelines**

Mr. Carter stated that Mr. James O'Hara has led several recent meetings of Yorktown residents to discuss some of their concerns about the County's draft Guidelines. He indicated that there may be a small working group formed to consider the issues after the marinas issue is resolved.

## **COMMISSION REPORTS AND REQUESTS**

Chair Semmes announced a June 6, 2001 public hearing on Application ZT-56-01, Marinas, after which the Commission will vote on a recommendation to the Board.

## **FUTURE BUSINESS**

Mr. Carter briefed the members on items scheduled for future business of the Commission.

## **ADJOURNMENT**

Chair Semmes called adjournment at 7:45 p.m.

SUBMITTED: \_\_\_\_\_/s/\_\_\_\_\_  
Phyllis P. Liscum, Secretary

APPROVED: \_\_\_\_\_/s/\_\_\_\_\_  
Spencer W. Semmes, Chair

DATE: June 13, 2001